

# ITEM 9-D

## PLANNING BOARD STAFF REPORT

**DATE:** March 14, 2010

**TO:** Honorable President and Members of the  
Planning Board

**FROM:** Andrew Thomas, Planning Services Manager  
510.747.6881  
athomas@ci.alameda.ca.us

**Subject:** Presentation of the Draft North Park Street Regulating Code

### BACKGROUND

On November 8, 2010, staff introduced the draft North Park Street Zoning Code to the Planning Board and community. At the meeting, the staff and consultant team explained the major components of the draft Code and asked that the Planning Board and the community at large take the next couple of months to carefully consider the draft document and prepare any comments or proposed changes for staff and Planning Board consideration.

On March 14, 2011, staff is requesting that the Planning Board provide the community with the opportunity to present their comments to the Board and staff. Staff is also requesting that if any of the Board members have comments or suggested changes that those comments or suggestions are presented to at the meeting.

Based upon the comments received on March 14, 2011, staff will prepare a second draft for Planning Board consideration at a future Planning Board meeting. At that future meeting, the Planning Board will consider the revised draft and an environmental document, and the Planning Board will make a recommendation on the code and the environmental document to the City Council. As part of the environmental analysis, staff will be evaluating storm water, waste water (sewer), transportation, and green house gas emission issues related to implementation of the proposed North Park Street code.

### ANALYSIS

Staff has not made any changes to the draft Code that was presented on November 8<sup>th</sup>, but staff will be prepared to present some ideas to respond to two issues that were raised in November:

1. Staff will be prepared to discuss the issue raised at the meeting about how best to handle new building types and new uses in the “mixed use” land use designation when those properties are located between residential and Park Street sites.
2. Staff will be presenting a concept to place an “interactive” version of the code on the City website so that the code will be much more user friendly and require much less work to find the information that is relevant to specific properties.

A non-interactive version (PDF) of the draft Code is available on line at <http://www.cityofalamedaca.gov/City-Hall/Community-Development>.

For the benefit of the community and the Planning Board’s new member, the November 8, 2010 staff report describing the draft code is attached.

### RECOMMENDATION

Hold a public hearing and review and comment on the Draft North Park Street Code.

Respectfully submitted,

Andrew Thomas  
Planning Services Manager

Attachment:

1. November 8, 2010 Staff Report